085.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	752,600	/	752,600
USE VALUE:	752,600	/	752,600
ASSESSED:	752,600	/	752,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVERONI ANDREW M--ETAL	
Owner 2:	LEVERONI KATHLEEN M	
Owner 3:		
Street 1:	92 WESTMINSTER AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,246 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1986, having primarily Vinyl Exterior and 2628 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11246.000	302,000		450,600	752,600
Total Card	0.258	302,000		450,600	752,600
Total Parcel	0.258	302,000		450,600	752,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 286.38 | /Parcel: 286.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	53514
GIS Ref	
GIS Ref	
Insp Date	09/15/18

!6922!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,100	0	11,246.	450,600	752,700	752,700	Year End Roll	12/18/2019
2019	101	FV	263,800	0	11,246.	444,200	708,000	708,000	Year End Roll	1/3/2019
2018	101	FV	258,000	0	11,246.	341,200	599,200	599,200	Year End Roll	12/20/2017
2017	101	FV	258,000	0	11,246.	321,900	579,900	579,900	Year End Roll	1/3/2017
2016	101	FV	258,000	0	11,246.	296,100	554,100	554,100	Year End	1/4/2016
2015	101	FV	262,400	0	11,246.	276,800	539,200	539,200	Year End Roll	12/11/2014
2014	101	FV	262,400	0	11,246.	254,900	517,300	517,300	Year End Roll	12/16/2013
2013	101	FV	262,400	0	11,246.	254,900	517,300	517,300		12/13/2012

PRINT

Date	Time
12/10/20	21:37:12

LAST REV

Date	Time
10/02/18	10:30:54

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6922

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19876-224		6/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	53514
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2009	148	Wood Dec	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
12/9/2008	Meas/Inspect	189	PATRIOT
2/22/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	276	PATRIOT
8/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11246		Sq. Ft.	Site		0	70.	0.57	6			Topo	-15					450,644						450,600	

Total AC/HA: 0.25817 | Total SF/SM: 11246 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 450,644 | Spl Credit | Total: 450,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1986	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.1	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	105072
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377961
Depreciation:	75970
Depreciated Total:	301991

COMMENTS

OF=XTRA SINK, WET BAR & XTRA SHOWER IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

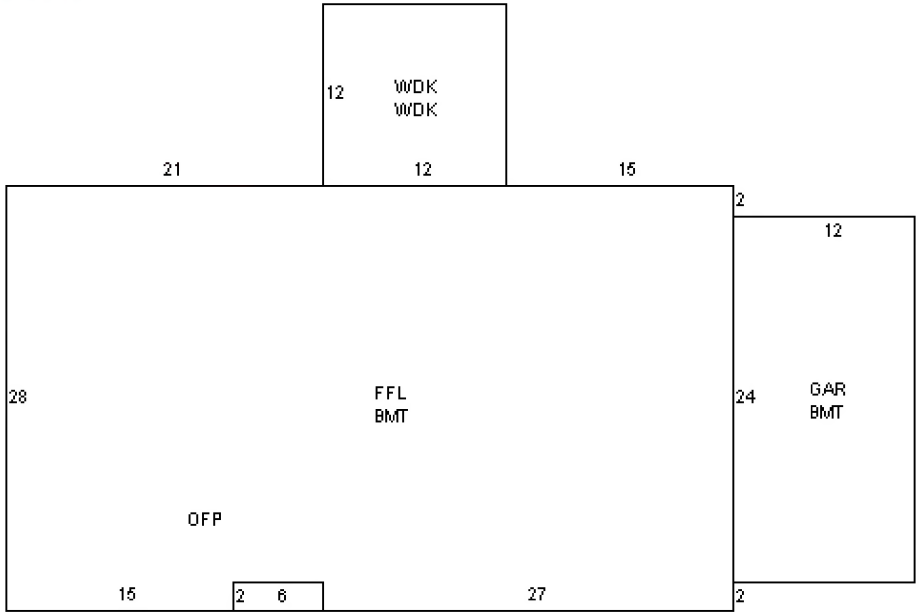
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.97
Special Features:	0	Val/Su Net:	85.31
Final Total:	302000	Val/Su SzAd	226.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,620	57.900	93,793
FFL	First Floor	1,332	126.970	169,121
GAR	Garage	288	23.440	6,752
WDK	Deck	288	9.380	2,701
OFP	Open Porch	12	43.560	523

Net Sketched Area:	3,540			Total:	272,890
Size Ad	1332	Gross Are	3540	FinArea	2628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: